

**MINUTES OF THE REGULAR MEETING
OF THE
COMMUNITY PLANNING AND DEVELOPMENT BOARD**

June 8, 2004

CALL TO ORDER

Chair Hawley called the meeting to order at 7:00 p.m.

ROLL CALL

Present: Chair John Hawley, Vice-Chair Bill Raney, Annette Napolitano, Earl Warren, Carol Kempiaik, Alternate Dave Rioux, and Alternate Tana Wrublik

Absent: Ruben Jimenez, Jim Swerg

Council Members: None

Staff Present: Phil Garthright, Woody Scoutten, Terry Glenn and Connie Meadows

APPROVAL OF MINUTES

Chair Hawley asked for a motion to move the approval of the minutes of the May 11, 2004 Regular Meeting to the July 13, 2004 Development Board Meeting. Vice-Chair Raney made a motion to approve the request, seconded by Member Warren. The motion passed unanimously.

4. WITHDRAWALS/CONTINUANCES: NONE

5. NEW BUSINESS:

5A. SP04-121 Sun City Festival, Water Reclamation Facility

Request by Steve Kunzweiler of Pulte Homes / Del Webb for the approval of a Site Plan for a Water Reclamation Facility on a 2.0 acre site as located approximately 1,200 feet southwest from the intersection alignment of 287th Avenue and Sun Valley Parkway and as situated within the Sun City Festival, Community Master Plan. Steve Kunzweiler of Pulte Homes / Del Webb presented several exhibits discussing the land uses and gave a brief description of the proposed project. Mr. Kunzweiler stated that Phase I may accommodate 1 to 3 million gallons of water per day. Chair Hawley asked who would be responsible for future increase of the treatment plant? Mr. Kunzweiler stated that the cost for any future expansion would be the responsibility of the requesting party. Chair Hawley opened the public hearing. There being no comments from the public Chair Hawley closed the public hearing. Vice-Chair Raney made a motion to approve SP04-121. Member Napolitano seconded the motion. The motion passed unanimously.

5B. PP04-90: Preliminary Plat for Sun City Festival, Parcel A1

Request by Steve Kunzweiler of Pulte Homes / Del Webb for the approval of a Preliminary Plat identified as Parcel A1 and as located generally from but not fronting onto the northwest corner of the intersection of 263rd Avenue and Sun Valley Parkway and as situated within the Sun City Festival, Community Master Plan. This Preliminary Plat will provide for 51 units on 48.46 gross acres. Steve Kunzweiler of Pulte Homes / Del Webb presented exhibits discussing the land uses and gave a description of the proposed project. Chair Hawley opened the public hearing. There being no comments from the public Chair Hawley closed the public hearing. Member Warren made a motion to approve PP04-90. Member Kempniak seconded the motion. The motion passed unanimously.

5C. SP03-427: Los Dos Commercial Center (Movie Gallery & Office/Retail Suites)

Request by Tom Richards on behalf of Los Dos L.L.C. for the approval of a Site Plan on a 0.542 acre site located at the southwest corner of the intersection of Narramore Avenue and MC 85 and contain a proposed movie gallery building along with another building with two office / retail suites. Tom Richards on behalf of Los Dos L.L.C., presented exhibits showing the land uses and gave an overall description of the project. Mr. Richards stated the project will consist of two buildings one being a movie rental business and the other will be used for small office or retail space. Member Napolitano asked if there will be improvements to the sidewalk located on MC 85 and how much space would be between the existing home and the proposed project? Mr. Richards said there would be six feet between the existing home. Member Rioux asked about the water retention for the project and if there will be a dry well? Mr. Richards stated there would be two water retention sites in place by October 1, 2004. Chair Hawley opened the public hearing. Thomas Godfrey of 701 E. Eason Avenue, Buckeye, Arizona stated his concerns over the closeness of proximity from the proposed building to his home, the sidewalk issues and the possibility of pedestrians crossing through his lot. Mr. Richards stated they could provide a small fence to solve this issue. Mr. Godfrey stated the current drainage on Eason and MC 85 has been a recurring problem and wondered if the proposed project would add to the drainage problem. Several Board Members stated this may help the situation and the sidewalk may avoid trespassing on Mr. Godfrey's property. There being no further comments from the public Chair Hawley closed the public hearing. Member Napolitano made a motion to approve SP03-427 with a recommendation to council to improve the remainder of the sidewalk. The motion was seconded by Vice-Chair Raney. The motion passed unanimously.

5D. CMP03-394: Trillium - Community Master Plan

Request by Steve Hohulin of RBF Consulting on behalf of Trillium L.L.C. for the approval of a Community Master Plan known as Trillium, situated on 3,042 acres in a portion of Sections 7, 8, and 17 and all of Section 18, Township 3 North, Range 4 West; and the east half of Section 12 and all of Sections 13 and 24, Township 3 North, Range 5 West of the Gila and Salt River Base and Meridian, or generally located west of Sun Valley Parkway between the road alignments of Greenway Road and Peoria Avenue. Mr. Paul Gilbert and Joel Fargus of RBF Consulting presented several exhibits discussing the land uses, approximate lot widths, product types and open space plan. Mr. Gilbert stated that this project is part of the approved Sun Valley Area Plan and it consists of three development zones. Zone one, The Village, is a high-density area. Zone two, The Transition, will be a medium-density area. Zone three, The Desert, will be a low-density area. The project will contain 10 miles of trails, and 1028 acres of natural open area, which covers 33 percent of the total project. Mr. Scoutten explained the street lay out. Member Napolitano suggested house

colors be different from the existing homes in the surrounding areas. Mr. Gilbert stated there would be six distinctive house colors. Chair Hawley opened the public hearing. There being no comments from the public Chair Hawley closed the public hearing. Vice-Chair Raney made a motion to approve CMP03-394. Member Rioux seconded the motion. The motion passed unanimously.

5E. SP04-173: Broadbent-Powers / Leavitt Office Building

Request by Gary King of KDA Architecture on behalf of Powers-Leavitt Insurance Agency, Inc. for the approval of a Site Plan for a proposed 0.56 acre combined lot area, 2 story office building, located at the southwest corner of the intersection of Monroe Avenue and 2nd Street. Gary King of KDA Architecture on behalf of Powers-Leavitt Insurance Agency gave an overview of the proposed project. Mr. King stated that he would like to have stipulation "L" removed since it does not pertain to this project. Chair Hawley opened the public hearing. There being no comments from the public Chair Hawley closed the public hearing. Member Kempiaak made a motion to remove stipulation "L" and approve SP04-173. Member Warren seconded the motion. The motion passed with stipulation "L" to be removed.

5F. RZ04-190

Request by Walker / Long Holding, Inc. on behalf of Bill and Pamela Raney for the Rezoning of approximately 40 acres from the RR, Rural Residential Land Use District to the CC, Commercial Center Land Use District (2.0 Acres), the MR, Mixed Residential Land Use District (6.3 Acres) and the PR, Planned Residential Land Use District (30.7 Acres) as generally located southeast from the intersection of Miller Road and Beloit Road. Dan Walker of Long Holding, Inc. presented the project. Chair Hawley asked about future land use for the site? Mr. Walker stated a small office and video store or similar establishments are possible uses for this site. Chair Hawley opened the public hearing. There being no comments from the public Chair Hawley closed the public hearing. Member Napolitano made a motion to recommend approval of RZ04-190. Member Kempiaak seconded the motion. Vice Chair Raney abstained from voting on this item. The motion passed.

5G. GPA(m)04-191:

Request by Walker / Long Holding, Inc. on behalf of Bill and Pamela Raney for the minor General Plan Amendment of 8.3 combined acres of the RR, Rural Residential Land Use District to 6.3 acres of the MR, Mixed Residential Land Use District and 2.0 acres of the CC, Commercial Center Land Use District, as generally located southeast from the intersection of Miller Road and Beloit Road. Dan Walker of Long Holding, Inc. presented the project. Member Napolitano made a motion to recommend approval of GPA(m)04-191. Member Kempiaak seconded the motion. Vice Chair Raney abstained from voting on this item. The motion passed.

6. COMMENTS FROM THE PUBLIC: None

REPORT FROM STAFF:

Staff reported that the next Development Board meeting would be on July 13, 2004 with a possible work session to begin at 6:00 p.m.

REPORT FROM THE DEVELOPMENT BOARD: None

ADJOURNMENT:

Vice-Chair Raney made a motion to adjourn the meeting seconded by Member Warren. The Meeting adjourned at 8:00 p.m.

John Hawley, Chair

ATTEST:

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the Community Planning and Development Board meeting held on the 8th day of June 2004. I further certify that the meeting was duly called and that a quorum was present.

Larry Harmer, Secretary